

LANCASTER COUNTY PLANNING COMMISSION

AGENDA

for Regular Meeting

DATE: 10 May 2004 TIME: 4:00 p.m.

PLACE: 44 North Christian Street, Suite 300, Lancaster, Pennsylvania

NOTE: The Planning Commission will accommodate handicapped and/or disabled persons who wish to attend this meeting. If you are a person with a disability and wish to request an auxiliary aid, assistance, or service, please contact The Planning Commission Administrative Secretary, at least forty-eight (48) hours prior to the meeting date by calling (717) 299-8333.

ORDER OF BUSINESS:

I. Call to Order and Recognition of Guests**

** Any person who wishes to speak to the Planning Commission regarding any item on the Agenda should notify the Chairperson at this time.

The Planning Commission may consider such other business as may come before it prior to the adjournment of the meeting.

II. Minutes of the Meeting of 26 April 2004

III. Bills and Communications

IV. Report of Committees & Task Forces

V. Consent Agenda Items

- A. **The following items will be acted on by a single motion unless any member of the Planning Commission wishes to consider an item separately or a request is made by the public to discuss the item:**

***** *Italic print denotes action proposed by staff that has not yet been approved by the Planning Commission***

1. Requests for Waivers:

- a. **Sketch Plan**, George D. Sr., & Marion K. Retherford, Conoy Township, Section 607.06.C Principal Driveway in Floodplain, (*Recommended for Disapproval*)
- b. **Sketch Plan**, Hampilos Property, Manor Township, Section 602.16.C & F Cul-De-Sac Requirements, (*Recommended for Conditional Approval*)
- c. **Sketch Plan**, M. Ryan Hodson, Eden Township, Section 303 Plan Processing Procedures, (*Recommended for Conditional Approval*)
- d. **#75-375B**, Aaron Horst Subdivision, Brecknock Township (*Report Pending*)

2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:

3. Unconditional Preliminary Plan Approvals:

4. Requests for Approval of Subdivision and/or Land Development Applications:

- a. **#78-455-3**, Gehmans Mennonite School, LDP, Brecknock Township, (*Recommended for Conditional Approval*)
- b. **#80-349-2A**, Westwood Green, Manor Township, (*Recommended for Conditional Approval*)
- c. **#82-192-1**, Robert L. Hershey, Conestoga Township, (*Recommended for Postponement*)
- d. **#85-343-2C**, Barry E. Mellinger, Pequea Township, (*Recommended for Conditional Approval*)
- e. **#89-311A**, Paul Bias, Brecknock Township, (*Report Pending*)
- f. **#04-18A**, Robert Watson, Colerain Township, (*Recommended for Conditional Approval*)
- g. **#04-20**, Groff Road Subdivision, Eden Township, (*Recommended for Conditional Approval*)
- h. **#04-21**, Wastewater Treatment Plant Improvements Marietta – Donegal Joint Authority, Marietta Borough, (*Recommended for Conditional Approval*)
- i. **#04-32**, Maple Ridge Subdivision, Brecknock Township, (*Report Pending*)

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:

- a. **#69-110-1**, Levi S. Fisher, Jr., Paradise Township, *(Recommended for Conditional Approval)*
- b. **#72-462-1A**, The Jay Group – Ronks Road, East Lampeter Township, *(Recommended for Conditional Approval)*
- c. **#74-198-2**, Wendell J. & Yvonne J. Slabach, Providence Township, *(Recommended for Conditional Approval)*
- d. **#74-307-3E**, Earl K. & Lois M. Groff, Manheim Township, *(Recommended for Conditional Approval)*
- e. **#77-227-1A**, David M. Shelly, Rapho Township, *(Recommended for Conditional Approval)*
- f. **#83-304-1**, Raymond W. & Ella H. Weaver, Salisbury Township, *(Recommended for Conditional Approval)*
- g. **#87-199-4C**, Hassel Tract, East Hempfield Township, *(Recommended for Conditional Approval)*
- h. **#87-295-5**, The Hess Property, East Donegal Township, *(Recommended for Conditional Approval)*
- i. **#87-383-1A**, High Concrete Storage Yard, East Cocalico Township, *(Recommended for Conditional Approval)*
- j. **#89-111F**, Country Meadow Estates – Phase Three, West Lampeter Township, *(Recommended for Conditional Approval)*
- k. **#93-326-1**, Twin Oaks Hollow, East Hempfield Township, *(Recommended for Conditional Approval)*
- l. **#96-87B**, Kissel Hill Associates, Inc., Manheim Township, *(Recommended for Conditional Approval)*
- m. **#02-14C**, Mill Creek Community – Phase II, West Lampeter Township, *(Recommended for Approval)*
- n. **#04-40**, East Donegal Municipal Parking Lot, East Donegal Township, *(Recommended for Conditional Approval)*
- o. **#04-41**, Lamar R. & Loreen B. Zimmerman, Earl Township, *(Recommended for Conditional Approval)*
- p. **#04-42**, Womer Properties, LLC, Paradise Township, *(Recommended for Conditional Approval)*
- q. **#04-43**, Mary A. McNelis, Lancaster Township, *(Recommended for Conditional Approval)*
- r. **#04-44**, 391 Ironville Pike, Columbia Borough, *(Recommended for Conditional Approval)*

6. Requests for Planning Modules Review for Land Development:

- a. **Mondale / Hunsecker Roads Sewer Extension**, Upper Leacock Township
- b. **#93-126-1**, Twin Oaks Hollow, East Hempfield Township
- c. **#03-114**, Erb Tract, Mount Joy Borough

- d. **#04-28**, Elmer W. Martin et al, Upper Leacock Township
- e. **#04-37**, Henderson Libby Partnership, Mount Joy Township

7. Requests for Community Planning Reviews:

- a. **#12-26**, Conestoga Township, Proposed Zoning Ordinance and map.
- b. **#31-146**, East Lampeter Township, Proposed rezoning from Rural to R-3 Residential of a 16-acres part of a 53-acre tract situated on the Northeast corner of Bowman Road and Rockvale Road.

VI. Old Business

VII. New Business

VIII. Public Participation

IX. Adjournment

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 24 May 2004.